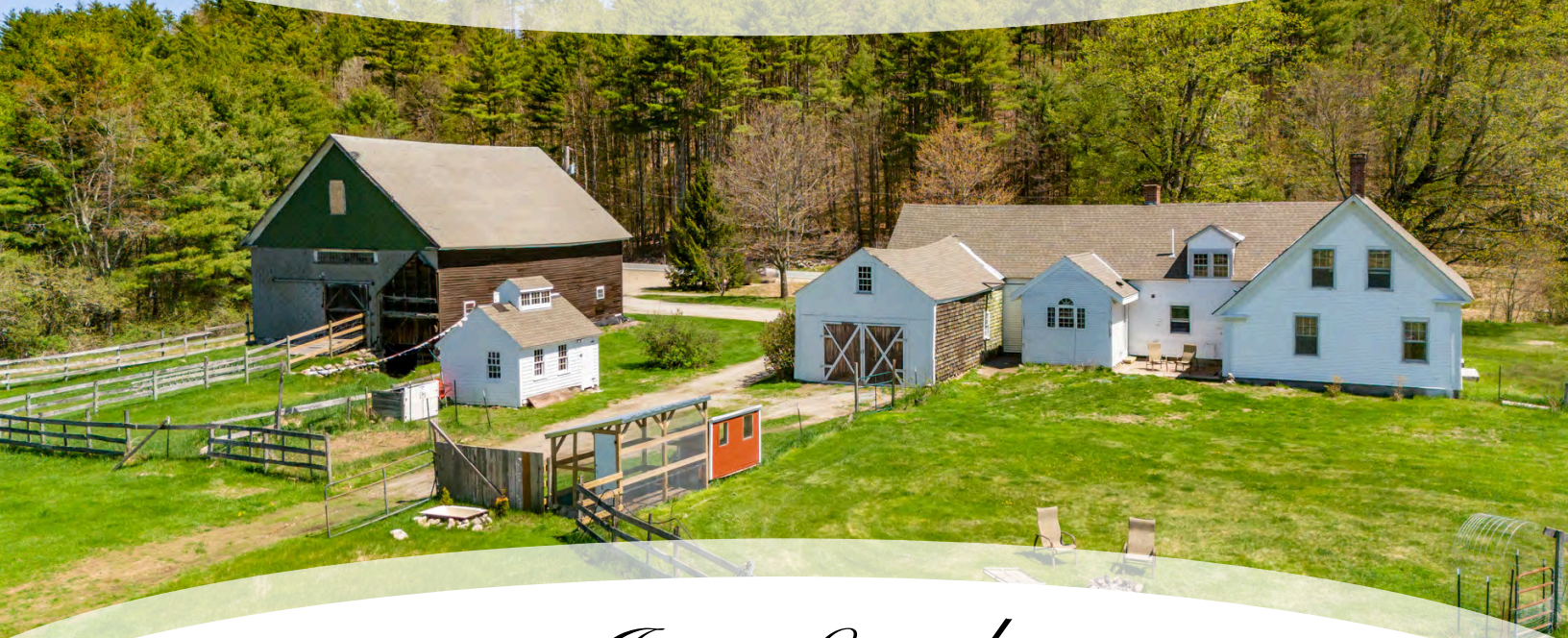


201 US Route 4

Wilmot, NH



Just Listed

Once known as Frazier Brook Farm, this incredible property is now available to make your own. A beautiful farm house set on over 37 acres of pristine land, both wooded and established pastures. Accompanying this you will find a 50' x 38' 3-story timber frame barn with stalls, waiting for whatever animals you choose to complete this homestead. There is also a small former sugar house, hen house with enclosed run, multiple types of fruit trees, established garden spaces and fenced in pastures. Enjoy the large covered front porch and stone patio in your backyard to take in the incredible views of Mount Kearsarge. When you're ready to explore, head out on the Rail Trail via your direct access or head down your paths from the pasture to the peaceful Frazier Brook. This property is located next to Eagle Pond. Only 30 minutes to Concord and the Upper Valley and 2 hours to Boston.

 \$650,000

Bedrooms: 4

Year Built: 1890

Bathrooms: 2

Taxes: \$7,921



Acres: 37.91

Sq. Ft. 2,777

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

ohgrp.com

Residential 4994744	Single Family Active	201 US Route 4 Wilmot	NH 03287	Unit/Lot	Listed: 5/8/2024 Closed:	\$650,000
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1890 Architectural Style Farmhouse Color White Total Stories 1.5 Zoning Residential Taxes TBD No Tax - Gross Amount \$7,921.00 Tax Year 2023 Tax Year Notes Owned Land Lot Size Acres 37.91 Lot - Sqft 1,651,360 Common Land Acres Garage No Basement Yes Basement Access Type Interior			
			Rooms - Total 11 Bedrooms - Total 4 Baths - Total 2 Baths - Full 1 Baths - 3/4 1 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 2,777 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 1,674 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 732 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,777 Footprint Road Frontage Yes Road Frontage Length 1,834 Roads Public			
			Waterfront Property Yes Water Body Access Water Body Name Frazier Brook Water Body Type Brook/Stream WaterFrRit Exclusively Owned Water Body Restrictions Unknown ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone No Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type Foreclosed/Bank-Owned/REO No Days On Market 1 Auction No Current Use Yes Land Gains Resort			
			Date - Initial Showinas Begin 5/11/2024			

Remarks - Public Once known as Frazier Brook Farm, this incredible property is now available to make your own. A beautiful farm house set on over 37 acres of pristine land, both wooded and established pastures. Accompanying this you will find a 50' x 38' 3-story timber frame barn with stalls, waiting for whatever animals you choose to complete this homestead. There is also a small former sugar house, hen house with enclosed run, multiple types of fruit trees, established garden spaces and fenced in pastures. Enjoy the large covered front porch and stone patio in your backyard to take in the incredible views of Mount Kearsarge. When you're ready to explore, head out on the Rail Trail via your direct access or head down your paths from the pasture to the peaceful Frazier Brook. This property is located next to Eadie Pond. Only 30 minutes to Concord and the Upper Valley and 2 hours to Boston. Showings will begin with Open House on Saturday 5/11 from 10am to 12pm.

Directions From Route 11, turn onto US Route 4. Go approximately 2.5 miles. Property will be on the left.

Bedroom 1 12'11" x 18'4" Bedroom 2 12'2 x 11'7" Bedroom 2 12'10" x Bedroom 2 15'6" x 10'10" Bath - Full 1 5'11" x 11'9" Bath - 3/4 1 24'3" x 7'2" Mudroom 1 10'8" x 4'3" Family Room 1 13' x 20'10" Living Room 1 19'8" x 17'5" Utility Room 1 19'6" x 15'4" Kitchen 1 11'6" x 10'10"	Map 8 Block 0 Lot 19 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3760 DeedPage 2553 TotDeeds Covenants Unknown Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Dryer, Oven - Wall, Range - Gas, Refrigerator, Washer Equipment Smoke Detector, Stove-Wood Features - Exterior Barn, Patio, Porch - Covered, Shed, Poultry Coop Features - Interior Dining Area, Kitchen/Dining, Primary BR w/ BA, Natural Light, Laundry - 1st Floor Flooring Wood Heating Baseboard, Stove - Wood Heat Fuel Oil, Wood Cooling None Water Source Drilled Well Sewer Septic	Lot Features Agricultural, Country Setting, Farm, Farm - Horse/Animal, Field/Pasture, Level, Mountain View, Trail/Near Trail, View, Walking Trails, Wooded Construction Materials Wood Foundation Concrete, Stone Roof Shingle - Asphalt Driveway Gravel Electric 200 Amp, Circuit Breaker(s) Phone Company Electric Company Fuel Company Cable Company	Utilities Cable Items Excluded	Fees - Condo - Mobile Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq
		Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor	

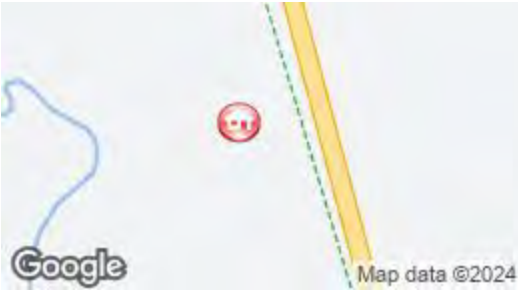
Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages			
Buyer Agency	2.50 %	SubAgency	NonAgency Facilitator 2.50 %
Compensation Based On Net Sales Price The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.			
Compensation Comments			



O'Halloran Group
listings@ohgrp.com



KW Coastal and Lakes & Mountains
Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

1st Floor Finished Area 2033.66 sq ft

Unfinished Area 595.96 sq ft

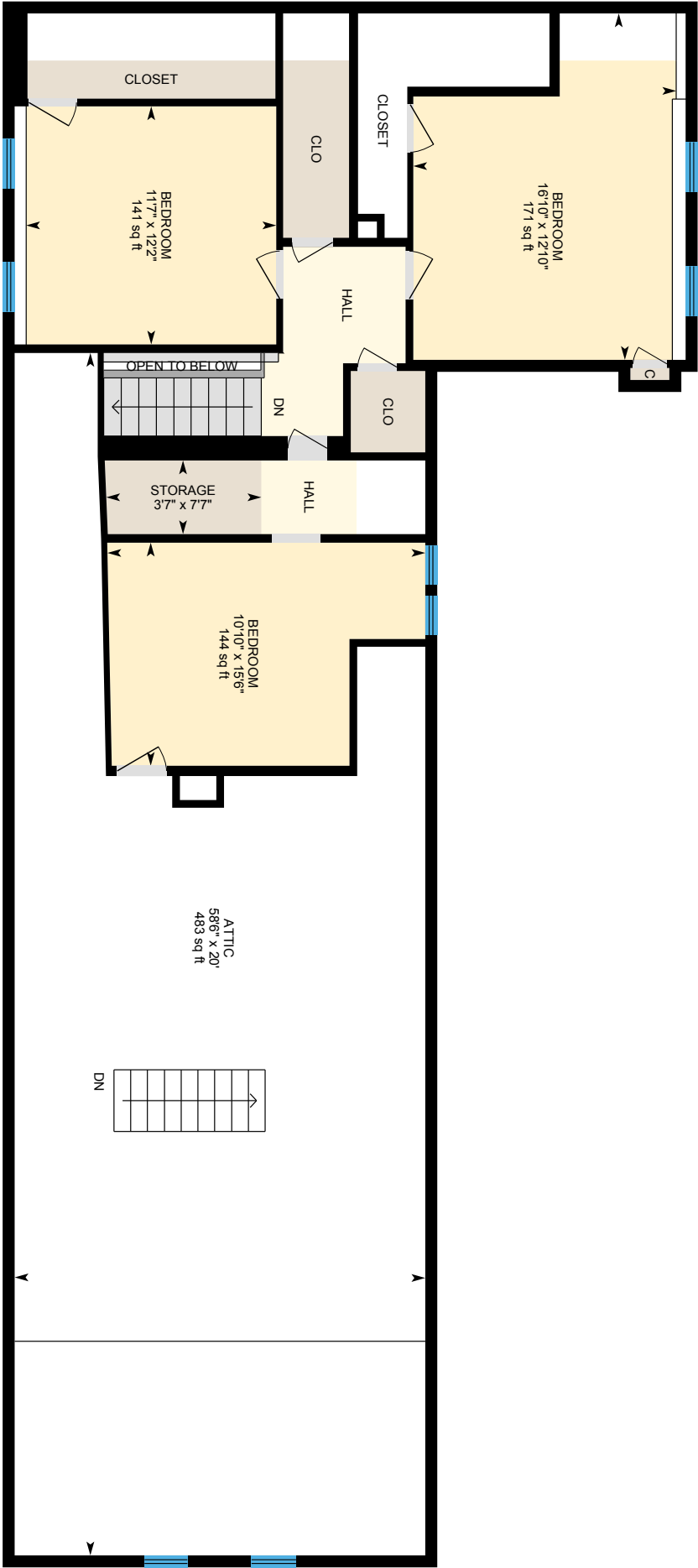


PREPARED: 2024/05/08



201 US-4, Wilmot, NH

2nd Floor Finished Area 743.52 sq ft
Unfinished Area 1078.11 sq ft



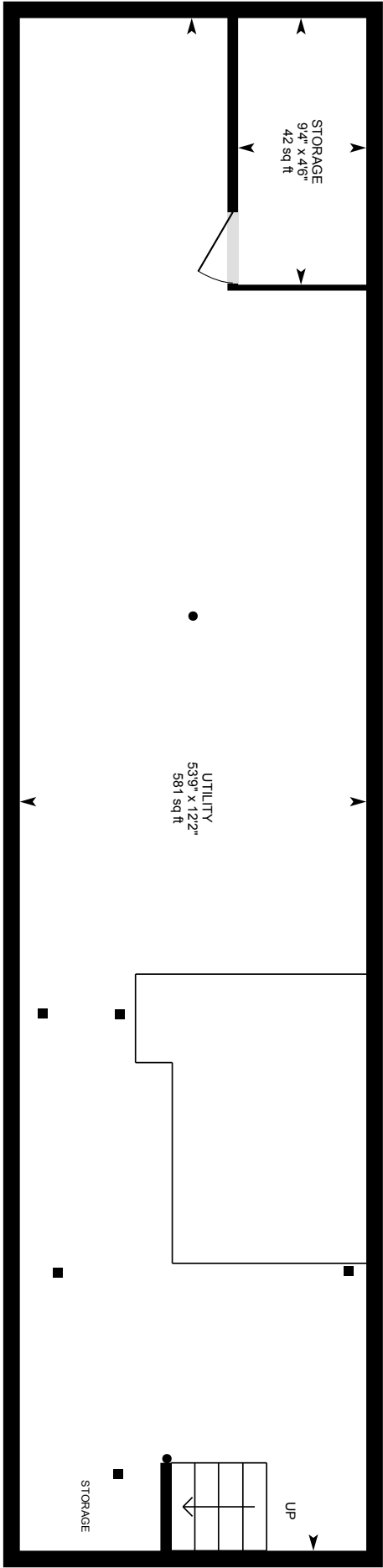
PREPARED: 2024/05/08



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

201 US-4, Wilmot, NH

Basement (Below Grade) Unfinished Area 732.59 sq ft



PREPARED: 2024/05/08



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** James Allen Cyrs III and Samantha Mae Cyrs

2. **PROPERTY LOCATION:** 201 US Route 4, Wilmot, NH 03287

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 3 _____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. **INSTALLATION:** Location: Front of house
 Installed By: unknown Date of Installation: Unknown
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 2
 Does system supply water for more than one household? ☐ Yes ☒ No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
 Quality: ☒ Yes ☐ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? ☒ Yes ☐ No Date of most recent test 8/2021
 IF YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☒ Yes ☐ No
 IF YES, are test results available? ☒ Yes ☐ No
 What steps were taken to remedy the problem? Brita water filter

COMMENTS: Arsenic 0.0086

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☒ No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? ☒ Yes ☐ No
 What steps were taken to remedy the problem? small leak at time of purchase. tank replaced 10/2021

c. **IF PRIVATE:**
TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size _____ Gal. ☒ Unknown ☐ Other: _____
 Tank Type ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____
 Location: 7' from kitchen Location Unknown ☐ Date of Installation: 10/2021
 Date of Last Servicing: 2021 Name of Company Servicing Tank: Noel Eastman
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: New Septic tank 2021

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 201 US Route 4, Wilmot, NH 03287

- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: behind the barn Size: _____ Unknown: _____
 Date of installation of leach field: unknown Installed By: unknown
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

Source of Information: _____

Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fibergalss	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blow in, spray	_____	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blow in	_____	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown IF

YES: Are tanks currently in use? ☐ Yes ☐ No

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other _____

☐ Yes ☒ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____



Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 201 US Route 4, Wilmot, NH 03287

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 8/2021 By: Nelson Analytical lab

Results: 1280 If applicable, what remedial steps were taken?

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments:

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information:

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments:

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information:

Comments:

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☐ No ☒ Unknown If YES, Explain:

What is your source of information?

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain:

What is your source of information?

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain:

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☐ No

If YES, Explain:

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☒ YES ☐ NO ☐ UNKNOWN If YES, Explain: Current use

f. Is this property located in a Federally Designated Flood Hazard Zone? ☒ Yes ☐ No ☐ Unknown

Comments: Brook Only

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: unknown

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Street (check one): ☒ Public ☐ Private ☐ Association

If private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information:

j. Heating System Age: 6 months Type: FHW Fuel: oil Tank Location: outside of house


Owner of Tank: Homeowner


Annual Fuel Consumption: Price: Gallons: 800 gallons

Date system was last serviced and by whom? CA Miller

Secondary Heat Systems: None

Comments:

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 201 US Route 4, Wilmot, NH 03287

- k.** Roof Age: 5yrs Type of Roof Covering: asphalt
 Moisture or leakage: _____
 Comments: _____
- l.** Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ Type: Stone with dirt floor
 Moisture or leakage: Minimal no sump pump
 Comments: _____
- m.** Chimney(s) How Many? 2 Lined? yes/no Last Cleaned: Fall 2022 Problems? Yes
 Comments: Not functional. Needs to be lined, mason work and capped
- n.** Plumbing Type: Copper PVC Age: varies
 Comments: New piping with updating bathroom and kitchen. New baseboard living room and dining room
- o.** Domestic Hot Water: Age: 6 months Type: Off Boiler Gallons: 280
- p.** Electrical System: # of Amps 200 amps Circuit Breakers ☒ Fuses ☐
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
-
- q.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: Powder post beetle-treated
 Comments: _____
- s.** Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- t.** Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- u.** Pool: Age : _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- v.** Generator: Portable: Yes ☐ No ☐ Whole House: Yes ☐ No ☐ Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- w.** Internet: Type Currently Used at Property: xfinity- cable internet
- x.** Other (e.g. Alarm System, Irrigation System, etc.) Ring security camera
 Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

/
05/08/24 8:45 PM EDT dotloop verified 05/08/24 7:56 PM EDT dotloop verified

BUYER(S) INITIALS

 /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 201 US Route 4, Wilmot, NH 03287

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

Updated washer, dishwasher, chest freezer included with purchase of home
 New window in bathroom off the kitchen
 Office/storage room floor and walls updated
 Blow in insulation for living room and dining room completed fall 2022
 New insulation in parts of ceiling above entry way
 Kitchen, bathroom, living room, upstairs bedroom repainted

ACKNOWLEDGEMENTS

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

James Allen Cyrs III
 dotloop verified
 05/08/24 8:45 PM EDT
 P3HN-6PUB-JRES-URTC
 SELLER _____ DATE _____

Samantha Mae Cyrs
 dotloop verified
 05/08/24 7:56 PM EDT
 Q2TY-EYJY-ARFJ-ECVL
 SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

 BUYER _____ DATE _____

 BUYER _____ DATE _____

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 201 US Route 4, Wilmot, NH 03287

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

☐ (c) ☐ Purchaser has received copies of all information listed above.

☐ (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

James Allen Cyr dotloop verified
05/01/24 9:31 AM EDT
WMNC-DHAF-REE1-H5TY

Seller Date

Purchaser Date

Joshua Lizotte dotloop verified
05/08/24 5:34 PM EDT
JJSV-7EHU-TKMJ-ZGTM

Agent Date

Samantha Mae Cyr dotloop verified
05/01/24 8:33 AM EDT
8FKM-4GZJ-TDLK-29OR

Seller Date

Purchaser Date

Agent Date

Return to:
James Allen Cyrs III and Samantha Mae Cyrs
201 US Route 4
Wilmot NH 03287

Transfer Tax \$7,650.00 **WARRANTY DEED**

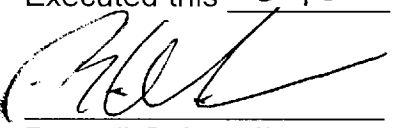
KNOW ALL MEN BY THESE PRESENTS: That **Russell G. Lunt II**, a married person, of 201 US Route 4, Wilmot, NH 03287, for consideration paid, grants to **James Allen Cyrs III and Samantha Mae Cyrs**, husband and wife, of P.O. Box 232, Andover, NH 03216, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Mary R. Howe dated 10/28/2005 and recorded at Book 2836, Page 1953 in the Merrimack County Registry of Deeds.

I, Susan Borden-Lunt, wife of the grantor herein hereby release all rights of homestead in the above-described premises.

Executed this 23rd day of September, 2021



Russell G. Lunt II



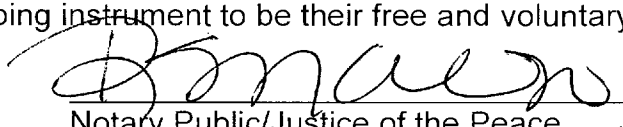
Susan Borden-Lunt

State of New Hampshire

County of Merrimack

09, 23, 2021

Then personally appeared before me the said Russell G. Lunt II and Susan Borden-Lunt and acknowledged the foregoing instrument to be their free and voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:

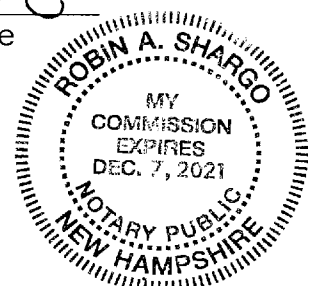


EXHIBIT A

A certain tract or parcel of land, with improvements thereon situate in the **Town of Wilmot, County of Merrimack and state of New Hampshire**, being **Lot #2** on a plan entitled "*Subdivision Plan for Russell Lunt, 201 US Route 4*" drawn by David B. Krause, dated August 19, 2005, scale 1" = 100', recorded as **Plan #17598** in the Merrimack County Registry of Deeds and bounded and described as follows:

Beginning at a steel rebar to be set on the westerly sideline of the old B&M RR ROW now or formerly of the State of New Hampshire at the northeast corner of the lot herein described;

thence running S 01° 55' 28" E a distance of 1,834.17 feet by land now or formerly of the State of New Hampshire to a steel rebar found;

thence turning and running S 86° 43' 35" W a distance of 550.00 feet by land now or formerly of the State of New Hampshire - Fish & Game Department to a steel rebar to be set near the east bank of Frazier Brook, so-called;

thence continuing on the same course as the previous course a distance of 82.61 feet to the thread of said Frazier Brook;

thence turning and running in a generally northerly direction (though the course of said brook may run in various other directions at particular points) a distance of 2,900 feet, more or less, by the thread of said Frazier Brook to a point in said thread which has a bearing of S 85° 36' 01" W a distance of 125 feet, more or less, from a steel rebar to be set near the easterly bank of said Frazier Brook;

thence turning and running N 85° 36' 01" E a distance of 125 feet, more or less, by Lot #1 on said Plan (being other land formerly of said Mary R. Howe) to said steel rebar set near the easterly bank of Frazier Brook, said steel rebar having a bearing of N 03° 30' 06" E a distance of 1,839.11 by a tie line from the first steel rebar mentioned in this description on the easterly bank of Frazier Brook at land now or formerly of the State of New Hampshire - Fish & Game Department;

thence continuing on the same course of N 85° 36' 01" E a distance of 376.29 feet by said Lot #1 (and other land formerly of said Mary R. Howe) to the point of beginning. Containing 37.91 acres according to said plan.

Subject to an easement over a triangular portion of the premises herein described as defined by Note #4 on said Plan for the benefit of and access to Lot #1 by vehicles, animals and pedestrians from US Route 4. Said easement is for the benefit of Lot #1 and a burden on Lot #2 and shall be appurtenant thereto as to both lots. Further, the present access depicted on said Plan over the old B&M RR ROW as stated as owned now or formerly by the State of New Hampshire for access to Route 4 shall not be moved without the express written consent of the owner of Lot 1 on said Plan, his/her successors and assigns.

Together with the use of the access way over said old B&M RR ROW for access to US Route 4 for the benefit of Lot 2, herein described and conveyed, to the extent said access way is also for the benefit of and jointly used by the owner of Lot 1 for access to US Route 4 as shown on said Plan. The cost of maintaining and plowing said joint access way, over the old B&M RR ROW (to the point where each lot owner shall have exclusive use of the access way) shall be shared equally by the owner of Lot 1 & the owner of Lot 2.

Subject to the reservation of a utility easement corridor over the triangular access easement area noted above (in Note #4) for future utility lines for the benefit of Lot #1. Said reservation of an easement utility corridor (and any subsequent grant of utility easements over said triangular parcel by the owner of Lot #1 for the benefit of Lot #1) shall run with the land and be appurtenant thereto for the benefit of Lot #1 and burden on Lot #2.

SCALE: 1" = 400'
DATE: 1980
REVISED: 2015
HIGHEST PARCEL NO. USED 40

Revisions by
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WILMOT, NEW HAMPSHIRE — TAX MAP

MATCH SHEET 7

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